



COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning

DEFINITIONS AND ACCESSORY USE REGULATIONS FOR BARNs AND AGRICULTURE STORAGE BUILDINGS

EXCERPTS FROM THE ZONING ORDINANCE

SECTION 1100 DEFINITIONS

Accessory Building: A portion of a main building or a detached subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or the building site, or to a building or other structure located on the same building site as the accessory use.

Barn: A building used for the shelter of livestock raised on the premises, the storage of agricultural products produced or consumed on the premises, or the storage and maintenance of farm equipment and agricultural supplies used for the agricultural operations on the premises.

SECTION 4842 SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES

- a. No detached accessory building exceeding 120 square feet shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines except where abutting a thoroughfare or open space easement in which case they may extend to the property line.
- b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within 25 feet of any property line.
- c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion closer than 25 feet from any property line, shall not exceed 1,000 square feet.

SECTION 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted.

- h. **BARNs AND AGRICULTURAL STORAGE BUILDINGS** shall be limited as follows:
 1. In zones subject to a Residential Use Regulation (except RR Use Regulations requiring a 1 acre or larger lot area), and in the S88 Use



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Regulations where residential uses occur, a maximum floor area of 450 square feet and one story not to exceed 12 feet in height. Such buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. When on the same lot as a detached private garage, workshop, and/or storage building, the combined area of all such structures shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater.

2. In zones subject to the RR Use Regulations (requiring a 1 acre or larger lot area), A70, A72, S87 and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed that permitted by Section 4620(e). A maximum floor area of 1,000 square feet is permitted where the lot is less than one acre gross. A maximum floor area of 1,500 square feet is permitted where the lot is one acre but less than two acres gross, and 2,000 square feet is permitted where the lot is two to four acres gross. An additional 200 square feet of floor area is permitted for each acre over four acres up to a maximum of 5,000 square feet.
 3. Additional area, height and story may be permitted by issuance of an Administrative Permit, with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, Subsections a.1, 3, 5 and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator or Section 4620(e).
- j. **Coops and Aviaries.** Any enclosure or structure where poultry or birds are kept outside a dwelling, subject to the limitations of Section 3100. Coops and aviaries shall meet the setbacks for Animal Enclosures pursuant to Section 3112 and shall be included in the total square footage allowed pursuant to subsection h.